

STATEMENT OF PROCEEDINGS
SAN DIEGO COUNTY HOUSING AUTHORITY
REGULAR MEETING
MEETING AGENDA
WEDNESDAY, SEPTEMBER 17, 2014, 09:00 A.M.
BOARD OF SUPERVISORS NORTH CHAMBER
1600 PACIFIC HIGHWAY, ROOM 310, SAN DIEGO, CALIFORNIA

MORNING SESSION: Meeting was called to order at 9:01 a.m.

Present: Commissioners Dianne Jacob, Chairwoman; Bill Horn, Vice Chairman; Greg Cox; Dave Roberts; Ron Roberts, Sandra Marsh; also Nicole C. Temple, Deputy Secretary.

Absent: Commissioner Aster Haile

Approval of Statement of Board of Supervisor's Proceedings/Minutes for the meeting of June 18, 2014.

ACTION:

ON MOTION of Commissioner Marsh, seconded by Commissioner Horn, the Board of Supervisors approved the Statement of Proceedings/Minutes for the meeting of June 18, 2014.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn, Marsh

ABSENT: Haile

Public Communication: [No Speakers]

NOTICE: THE BOARD OF SUPERVISORS MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY COUNTY STAFF DO NOT LIMIT ACTIONS THAT THE BOARD OF SUPERVISORS MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS IN THE BOARD LETTER AS DETERMINATIVE OF THE ACTION THE BOARD OF SUPERVISORS MAY TAKE ON A PARTICULAR MATTER.

Housing Authority Agenda Items

Agenda # Subject

1. SALE OF LAS CASITAS DE SOLANA RESIDENTIAL PROPERTY TO NON-PROFIT ORGANIZATION
 (4 VOTES)

**HA1. SUBJECT: SALE OF LAS CASITAS DE SOLANA RESIDENTIAL
PROPERTY TO NON-PROFIT ORGANIZATION
(DISTRICT: 3)**

OVERVIEW:

This is a request to authorize the sale of Las Casitas de Solana, an affordable housing property, comprised of three detached homes located on one parcel at 859, 861, and 863 Vera Street, Solana Beach, CA 92075, to National Housing Corporation (NHC), a non-profit housing organization. The Housing Authority of the County of San Diego (Housing Authority) will provide residual receipts owner financing of up to the current appraised value of the property. The property was previously appraised at \$625,000. The property is owned jointly by the Housing Authority and the County of San Diego. A request to convey the County's interest in the property to the Housing Authority to facilitate the conveyance of the property to NHC is in a companion agenda item.

FISCAL IMPACT:

Funds for this request are included in the Fiscal Year 2014-15 Budget for the Housing Authority of the County of San Diego. If approved, this request will result in revenue from future annual residual receipts loan payment, of up to the purchase price of the subject property plus one percent simple interest, during the 55-year term of the loan. \$329,645 of the total loan payments will be returned to the County of San Diego Department of Housing and Community Development, and the remainder will be revenue to the Housing Authority Real Estate Reserve funds. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

EXECUTIVE DIRECTOR/CHIEF ADMINISTRATIVE OFFICER

1. In accordance with California Health and Safety Code 34312.3(b), authorize the sale of Las Casitas de Solana to National Housing Corporation at a purchase price equal to the current appraised value of the property to be determined prior to close of escrow. **(4 VOTES)**
2. Authorize the Director, Department of General Services, to perform all necessary actions to complete the sale, including but not limited to: execution of a sale and purchase agreement and joint escrow instructions; execution of deed of trust and assignment of rents to purchaser; and other escrow documents.
3. Authorize the Deputy Director of the Housing Authority to negotiate and execute, with County Counsel concurrence, all contracts and/or amendments, and to take all necessary actions for the submittal and/or regulatory processing for the implementation of the above project.

ACTION:

ON MOTION of Commissioner Marsh, seconded by Commissioner Horn, the Board of the San Diego County Housing Authority took action as recommended, on Consent.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn, Marsh

ABSENT: Haile

There being no further business, the Board adjourned at 9:34 a.m.

THOMAS J. PASTUSZKA

Deputy Secretary of the
Housing Authority of the
County of San Diego

Notes by: Miller

NOTE: This Statement of Proceedings sets forth all actions taken by the Housing Authority on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.